

Comments at the Beginning of the Hearing (New Business)

This is not a legislative public hearing where the public is invited to give opinion and provide general comments or guidance to the Board about Zoning Text Amendments.

This is a quasi-judicial hearing. Only aggrieved parties may participate. A member of the public may participate if *aggrieved*. An aggrieved person may give relevant testimony under oath; no opinions, just Testimony based on facts. It is just like taking the stand in a courtroom. An aggrieved person is subject to cross-examination by any other party and by this Board – just like court.

To be “aggrieved” under the law, you must be directly and substantially affected by the Board’s decision. Guidance from past NC cases and the North Carolina School of Government help us understand that to be aggrieved you must be an immediate neighbor whose property use, enjoyment and value will be adversely impacted by the Board’s decision.

If you are an aggrieved person and want to participate in this quasi-judicial hearing by giving sworn factual testimony or wish to cross-examine any witness during this proceeding, come forward to the podium to be sworn in.